

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – JULY 27, 2020

The July 13, 2020 Regular Meeting was called to order at 6:00 p.m. in the Council Room at 101-B North Broad Street by Mayor Howard Thrower, III. Present were Mayor Pro Tem Jerry L. Cox, Sr., Demario Byrden, Robert L. Gwaltney and Lannis Thornton. Councilman James H. Douglas was absent from the meeting. Staff Members present were City Attorney Thomas L. Lehman, City Manager Chris Addeleon, City Clerk Dana Barfield, and Building Official Brian Hayes. Also in attendance were Cairo Messenger Editor, Randy Wind, and Times Enterprise Reporter, Eric Yabor.

**INVOCATION:** The Invocation was given by Councilman Cox.

**APPROVAL OF AGENDA:** Motion to approve the agenda was made by Councilman Thornton, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

**APPROVAL OF MINUTES: July 13, 2020 - Regular Meeting:** Motion to approve the minutes as submitted was made by Councilman Thornton, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

### DELEGATIONS:

**Presentation of Plaque to the Family of Mr. Larry Brown honoring him for Serving on the City of Cairo's Planning Commission.** City Manager Addeleon presented the plaque to Mrs. Gloria Brown.

### SPECIAL EVENTS:

**Considered Special Event Permit – “Hot Bed” Community Reunion – Road Closure/Street Blocked Off on 9<sup>th</sup> Street NW from 8<sup>th</sup> Avenue NW to 9<sup>th</sup> Avenue NW, August 29, 2020 from 8:00 am to 5:00 pm, Fergus and Carolyn Robinson – Applicants.** Motion to approve Special Event Permit was made by Councilman Thornton, seconded by Councilman Byrden, and unanimously approved by all Council Members.

### OLD BUSINESS:

### NEW BUSINESS:

**Public Hearing – Rezoning request from R-3 (Multiple-Family Residential District) to R-PUD (Residential Planned Unit Development District); for the property identified on County Tax Map C28, Parcel 61 at the location of 4<sup>th</sup> Street SE. Owner: True North Way, LLC (Jeremiah Horne).** Jeremiah Horne, representing True North Way, LLC, addressed the Mayor and Council concerning his plans for 4<sup>th</sup> Street SE. Mr. Horne is proposing three separate buildings with sixteen residential units in each building, with a mix of one to two bedroom units. He feels that there is a tremendous need for new quality housing in Cairo and the economics do not often work for that either in new construction for home buyers or renters due to the cost of construction. His plans are to build according to the Passive Housing Standards which will cut heating and cooling by ninety percent and will include all utilities in the rent. Mr. Horne also stated that he has calculated 1.25 parking spaces per unit whereas code requires 2.0 parking spaces per unit. His reasoning for decreasing the spaces per unit is that in his previous housing developments the parking spaces are not being used and has been a waste of asphalt. Also by using less asphalt this will cut cost for the project and prevent less water runoff. Mayor Thrower asked what the units would rent for with Mr. Horne replying that he anticipated the one bedroom units renting \$700 - \$725 with all utilities, cable and internet included and the two bedroom units \$800 - \$850 also with everything included. The residents will not have to open any utility accounts in their name; they will be opened in True North Way, LLC and the company will pay the bill. Councilman Cox asked Mr. Horne, knowing the ordinance for the number of parking spaces, did he consult with Code Enforcement or someone from the city before he made the proposal to go to 1.25 parking spaces per unit. Mr. Horne stated that he did not. City Manager Addeleon asked Mr. Horne did he not think that families in the two bedroom units would not have two vehicles. Mr. Horne replied that he thought a quarter of them could. City Manager Addeleon stated that if he had 1.5 parking spaces at his other units which are much smaller, why he would not think he would need them a bigger units. Mr. Horne then agreed that he would do 1.5 parking spaces at the units on 4<sup>th</sup> Street SE.

**Considered Rezoning request from R-3 (Multiple-Family Residential District) to R-PUD (Residential Planned Unit Development District); for the property identified on County Tax Map C28, Parcel 61 at the location of 4<sup>th</sup> Street SE. Owner: True North Way, LLC (Jeremiah Horne).** Councilman Cox stated that he would like to see him come back with a different parking space request. The zoning is not the issue, the parking is the issue and based on the ordinance we cannot approve the zoning without approving the 1.25

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spaces which is on the site plan. Mr. Horne replied that if the City was not ready to approve it like it was and he would have to go back through the planning commission, that would put him another month behind and he would have to go a different route. Mr. Horne said he did not think space was the issue, it is more principle, and he did not want to build 1.5 spaces per unit because he did not think he would need that much, but he would. Mr. Horne asked it was a matter of him being able to just say he would change it to 1.5 spaces per unit or if the drawing itself had to be done over, which he was not willing to do and then asked was that something that could be taken care of at this meeting. Attorney Lehman stated that it can be rezoned with the contingency of the 1.5 parking spaces per unit. Mr. Horne stated that if we could legally agree on 1.5 parking spaces then he would agree to that. Motion to approve the rezoning with the stipulation that parking spaces are 1.5 per unit was made by Councilman Cox, seconded by Councilman Byrden, and unanimously approved by all Council Members.

**Reports:**

**1. Reports from City Manager:**

- CARES ACT Funding Portal has been completed. The Governor is to release 30% of our allocation which is \$490,445.00, our immediate release of that amount will be \$147,134.00.
- July 28, 2020 City Manager Addleton will be meeting with Greg Smith and Mark Massey along with PDC Construction to map out the completion of the Police Department.
- Addleton requested clarification as to if the Mayor and Council want to ban ground mounted solar panels or allow them. Councilman Cox asked if we already have ground mounted, because he is against ground mounted panels. Attorney Lehman stated that you could limit ground mounts or limit it to a specific amount of square footage in a residential area.

**2. Reports from Mayor and Council:**

- Mayor Thrower invited our local businesses to adopt a set of guidelines to protect employees and the public by managers and supervisors being tested, have employees wear mask, social distancing and hand sanitizing.

**ADJOURN:** Motion was made by Councilman Cox to adjourn, seconded by Councilman Thornton, and unanimously approved by all Council Members.

**APPROVED:**

**ATTEST:**

**HOWARD THROWER, III, MAYOR**

**DANA W. BARFIELD, CITY CLERK**